

# PRESTON RIDGE IV



NEWMARK



3440 PRESTON RIDGE ROAD | ALPHARETTA, GEORGIA 30005



# PROPERTY HIGHLIGHTS

## TWO READY MADE SPEC SUITES

150,320 SF building

The highest point in Alpharetta, Preston Ridge IV offers unmatched views of the Atlanta Skyline and North Georgia Mountains

Brand new **fitness facility** & tenant **amenity center**

On-site **locker rooms**

Brand new **conference center**

On-site **security**

**Jogging trails** with access to the Big Creek





# AVAILABILITIES

CLICK THE SUITES TO VIEW FLOOR PLANS



[Suite 100](#) **SPEC SUITE** 5,822 SF

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[Suite 125](#) 6,271 SF

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[Suite 175](#) 4,302 SF

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[Suite 310](#) 1,553 SF

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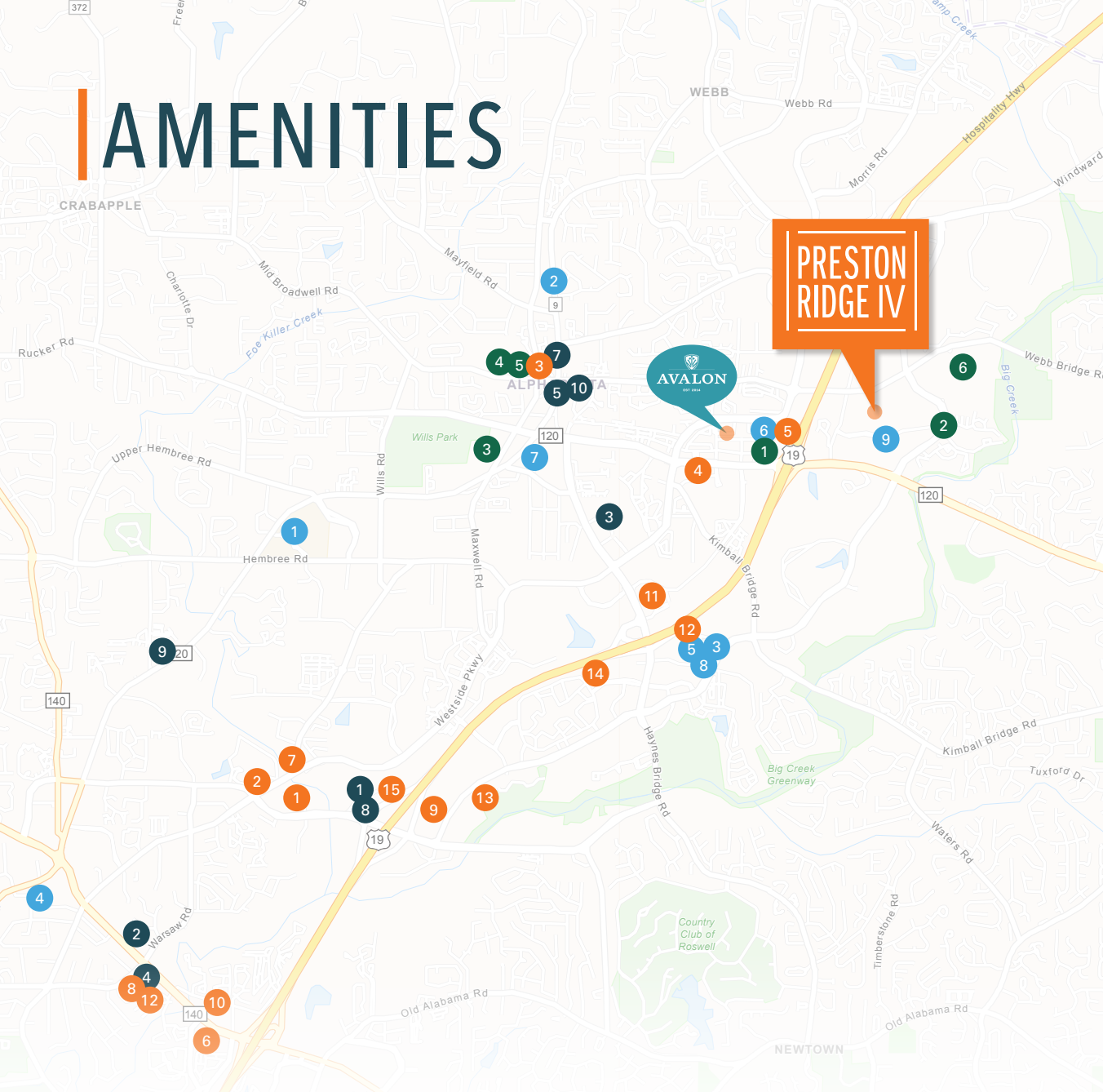
[Suite 450](#) **SPEC SUITE** 6,907 SF

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[Suite 600](#) **AVAILABLE 10/1/2024** 4,122 SF

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# AMENITIES



*With multiple paths of ingress/egress, Preston Ridge IV offers convenient commutes from any direction with direct access to Old Milton Pky, N Point Pky, and GA-400.*

## RESTAURANTS

1. Miller's Ale House
2. Brookwood Grill
3. Ruth's Chris Steakhouse
4. Olive Garden Italian Restaurant
5. South Main Kitchen
6. Express Burger & Mediterranean Grill
7. Flatlands Bourbon & Bayou
8. On the Border Mexican Grill & Cantina
9. El Porton Mexican Restaurant
10. Carson Kitchen

## WELLNESS

1. Wellstar North Fulton Medical Center
2. Alpharetta Wellness Collective
3. Alpharetta Wellness Clinic
4. Wellness IV Spa & Medical
5. Rejuvenate U Wellness Clinis
6. Restore Hyper Wellnes
7. Activate IV and Cryotherapy LLC
8. New Vitality Medical
9. Northside/Alpharetta Medical Campus

## HOTELS

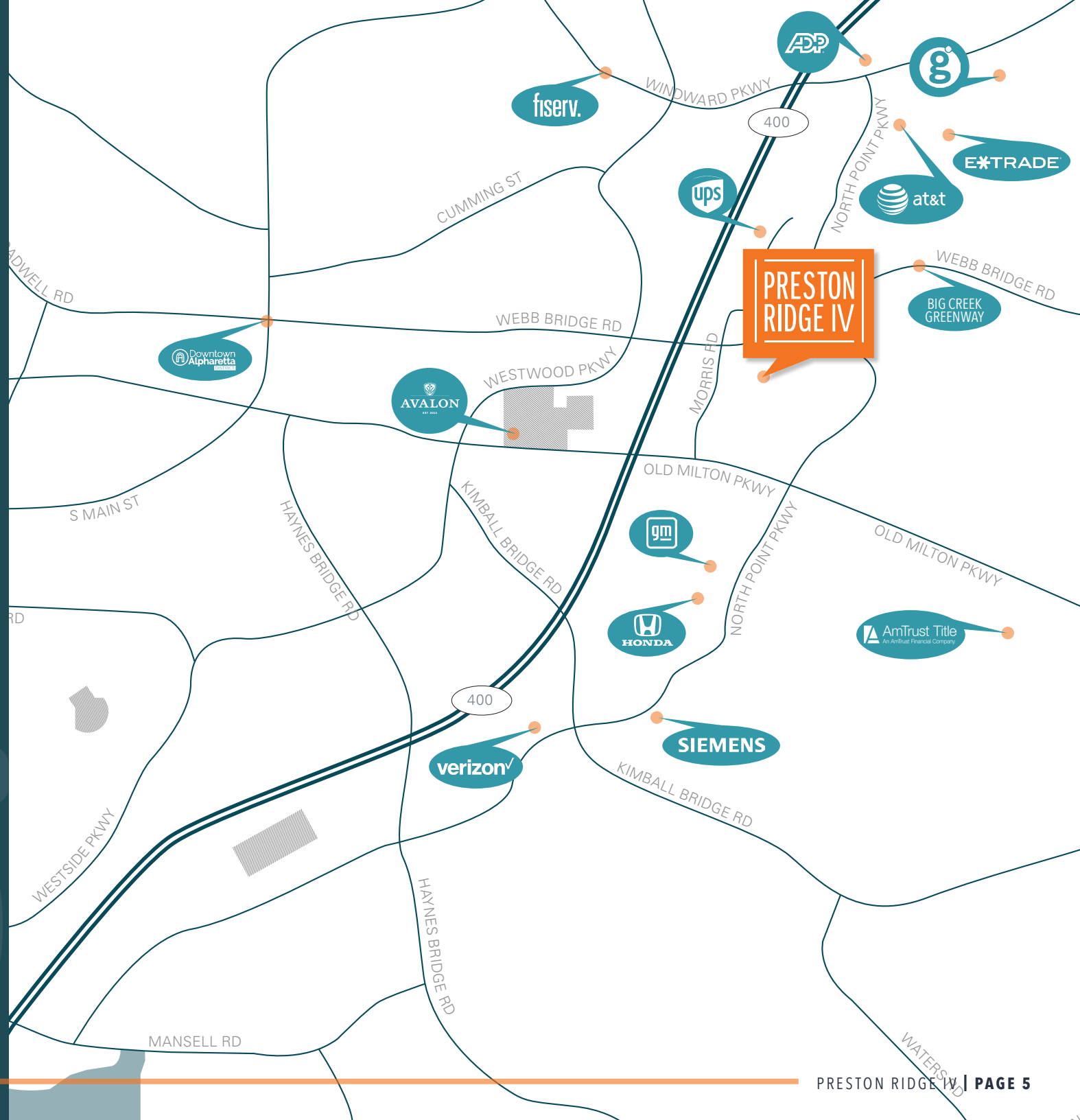
1. Hampton Inn & Suites
2. Home2 Suites by Hilton
3. The Hamilton Alpharetta
4. EVEN Hotel Alpharetta
5. The Collection at Avalon
6. DoubleTree by Hilton
7. SpringHill Suites
8. Best Western Plus
9. ALOFT Alpharetta
10. La Quinta Inn & Suites
11. Fairfield Inn & Suites
12. Holiday Inn Atlanta
13. Hyatt Place Atlanta
14. Sonesta ES Suites Atlana
15. Homewood Suites by Hilton

## SCHOOLS

1. Fusion Academy Alpharetta
2. Preston Ridge Montessoru
3. Amana Academy
4. Innovation Academy
5. Ivy Brook Academy
6. Alpharetta High School

# DRIVE TIMES

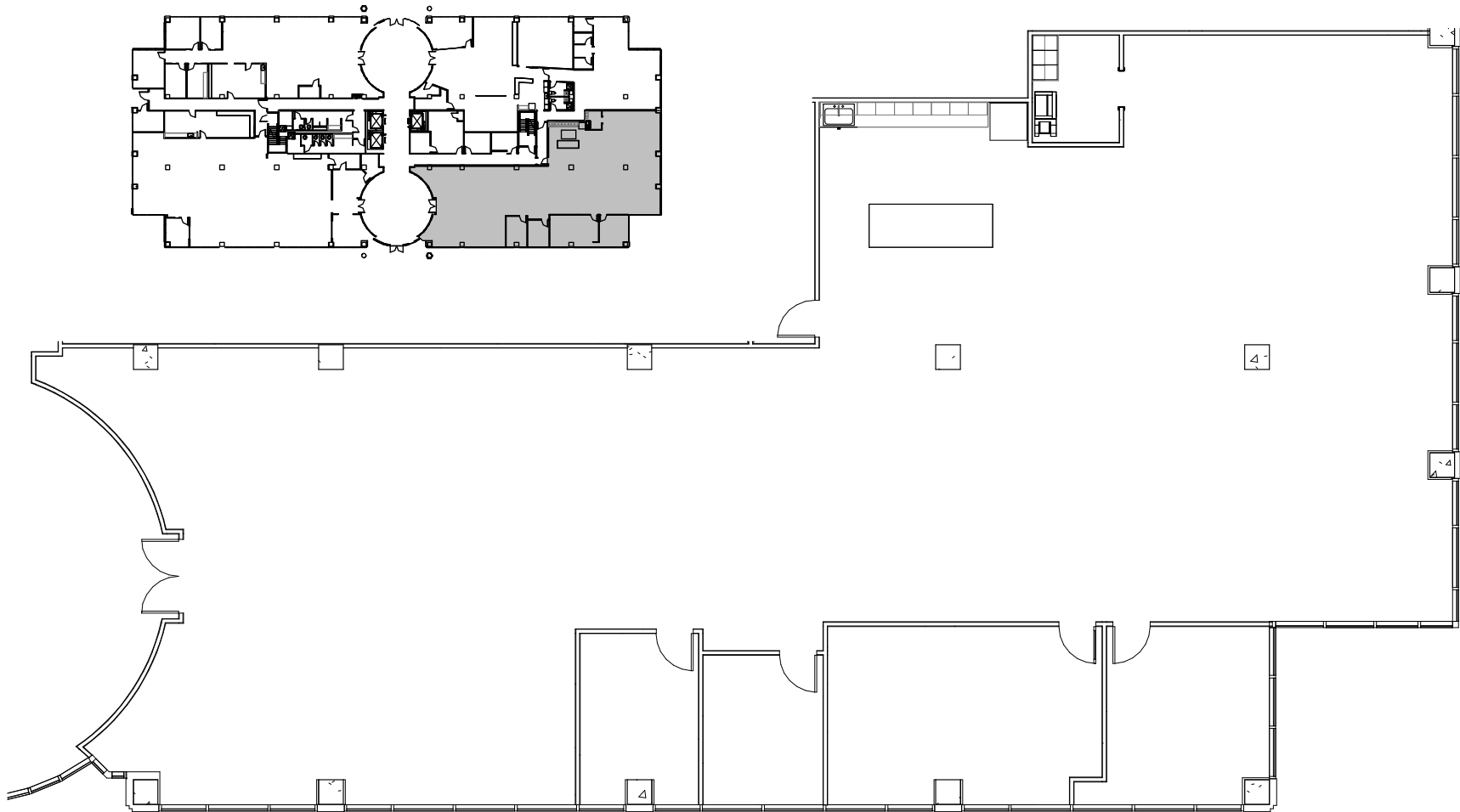
- **Avalon**  
1.4 miles
- **Downtown Alpharetta**  
2.6 miles
- **Big Creek Greenway**  
3.9 miles
- **Northside Alpharetta Campus**  
0.4 miles
- **GA-400**  
3.8 miles



# SUITE 100

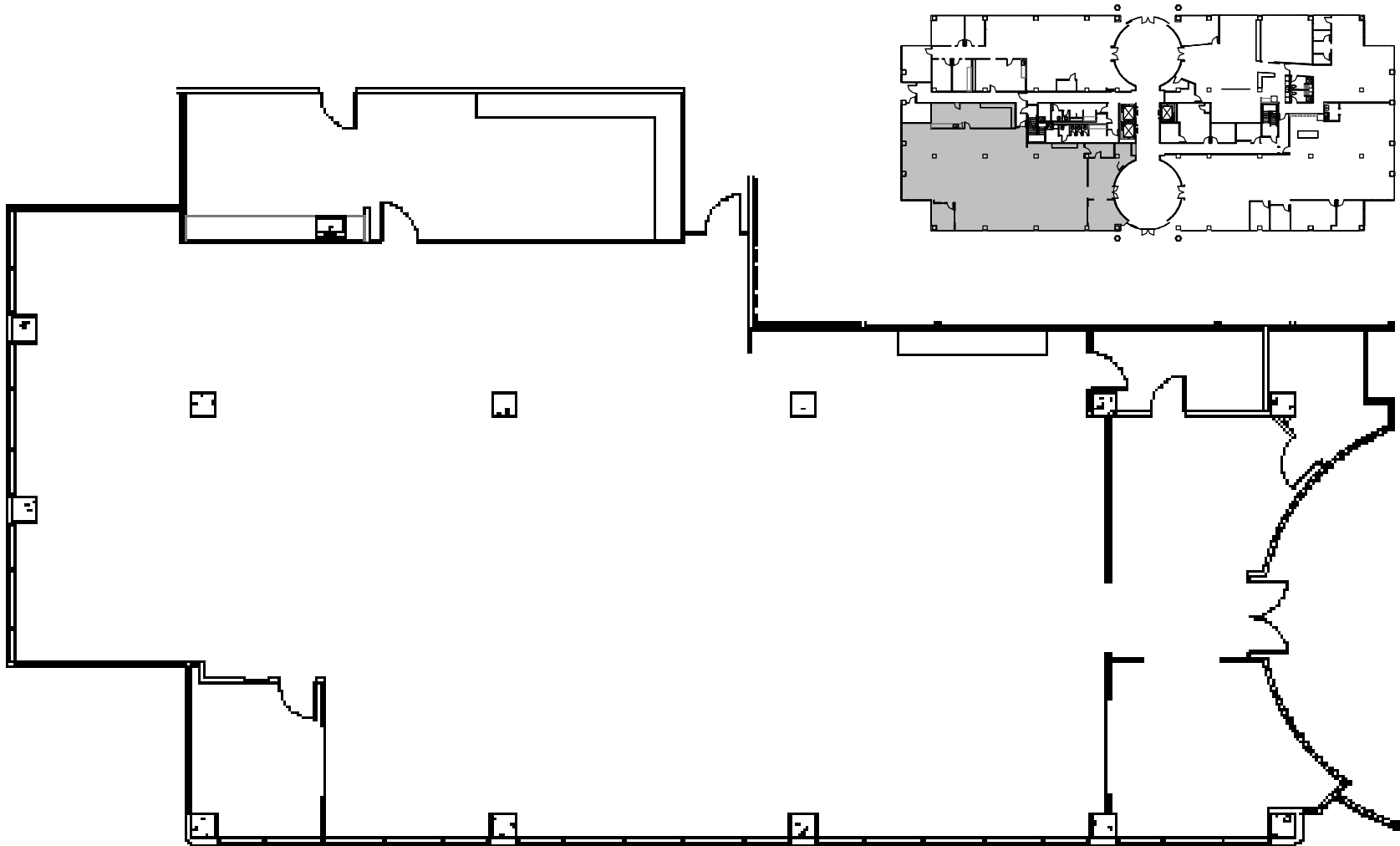
5,822 SF

# NEW SPEC SUITE



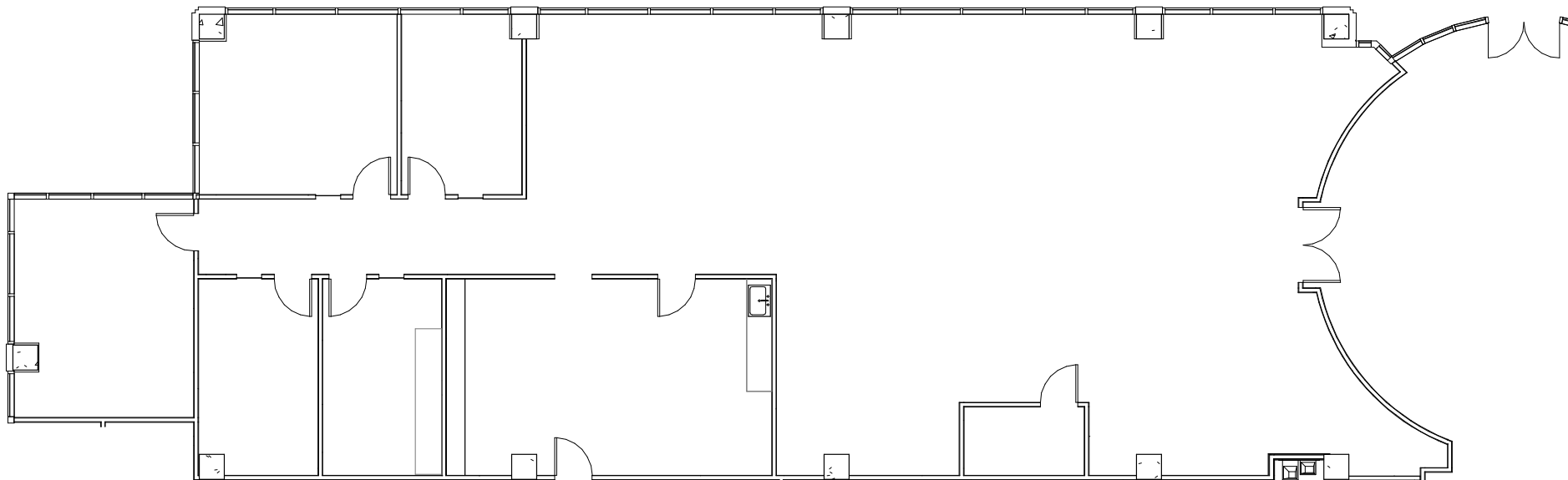
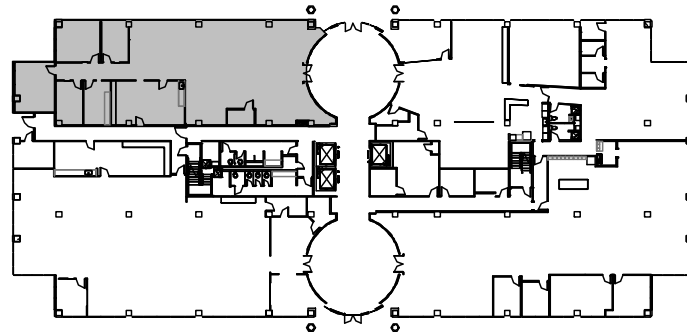
# SUITE 125

6,271 SF



# SUITE 175

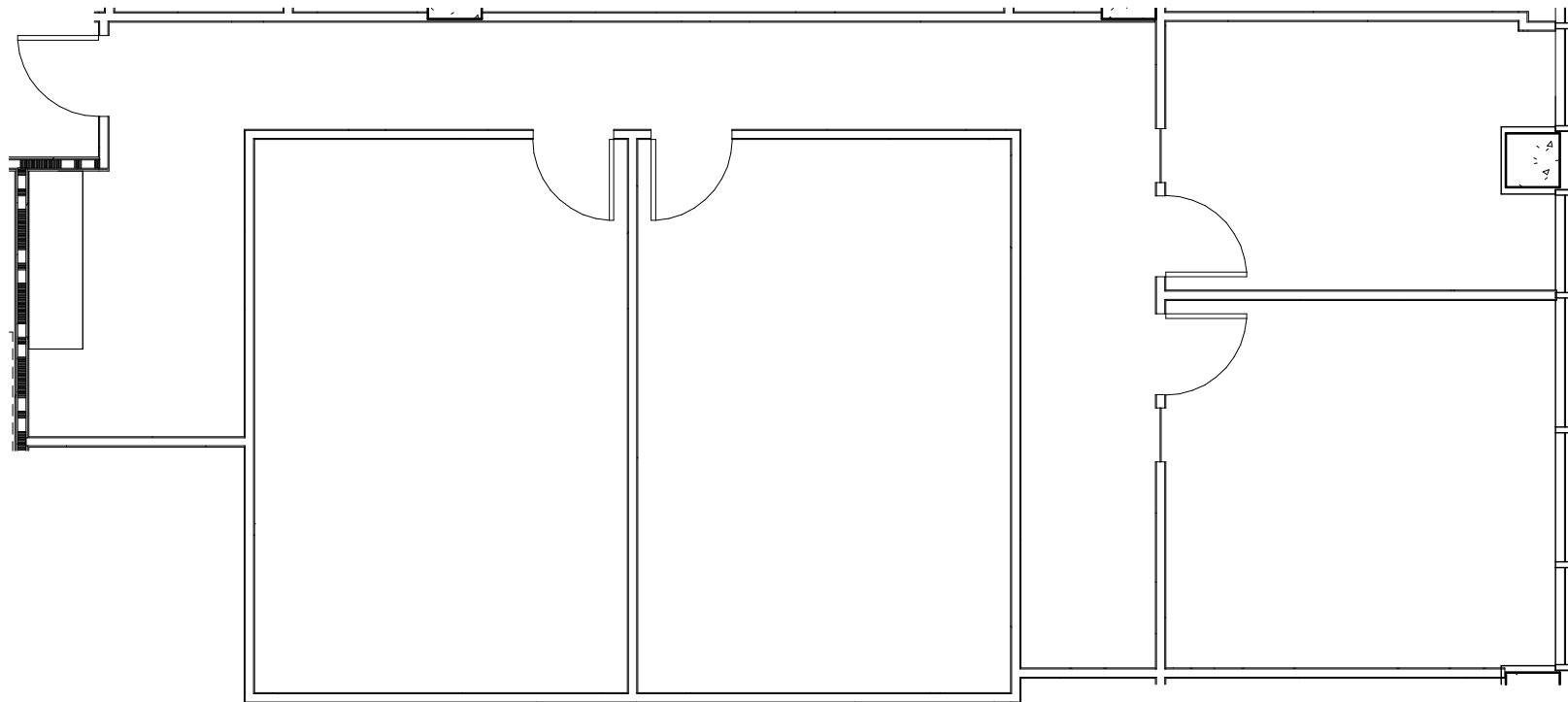
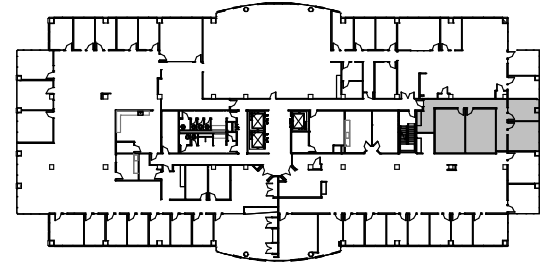
4,302 SF





# SUITE 310

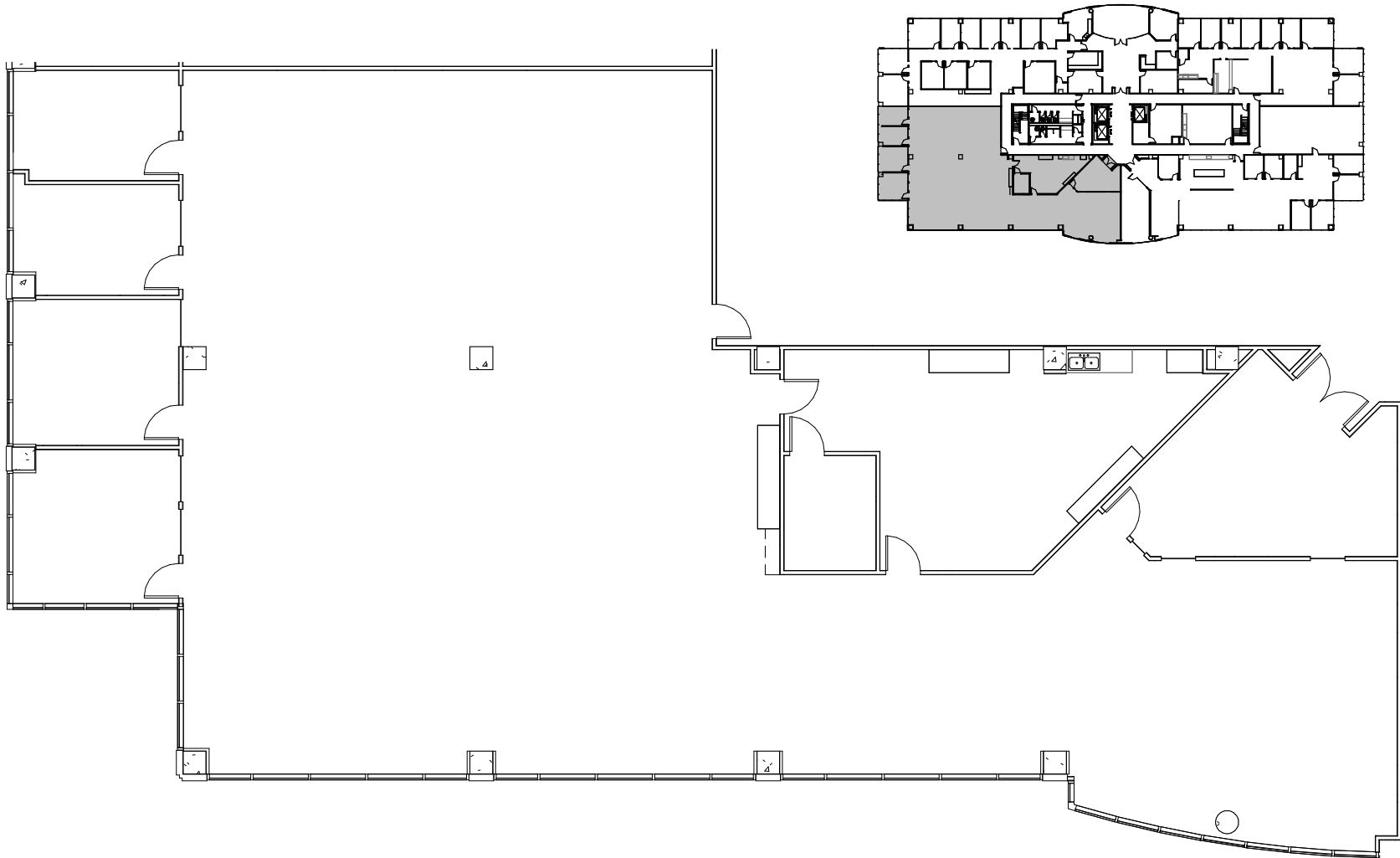
1,553 SF



# SUITE 450

6,907 SF

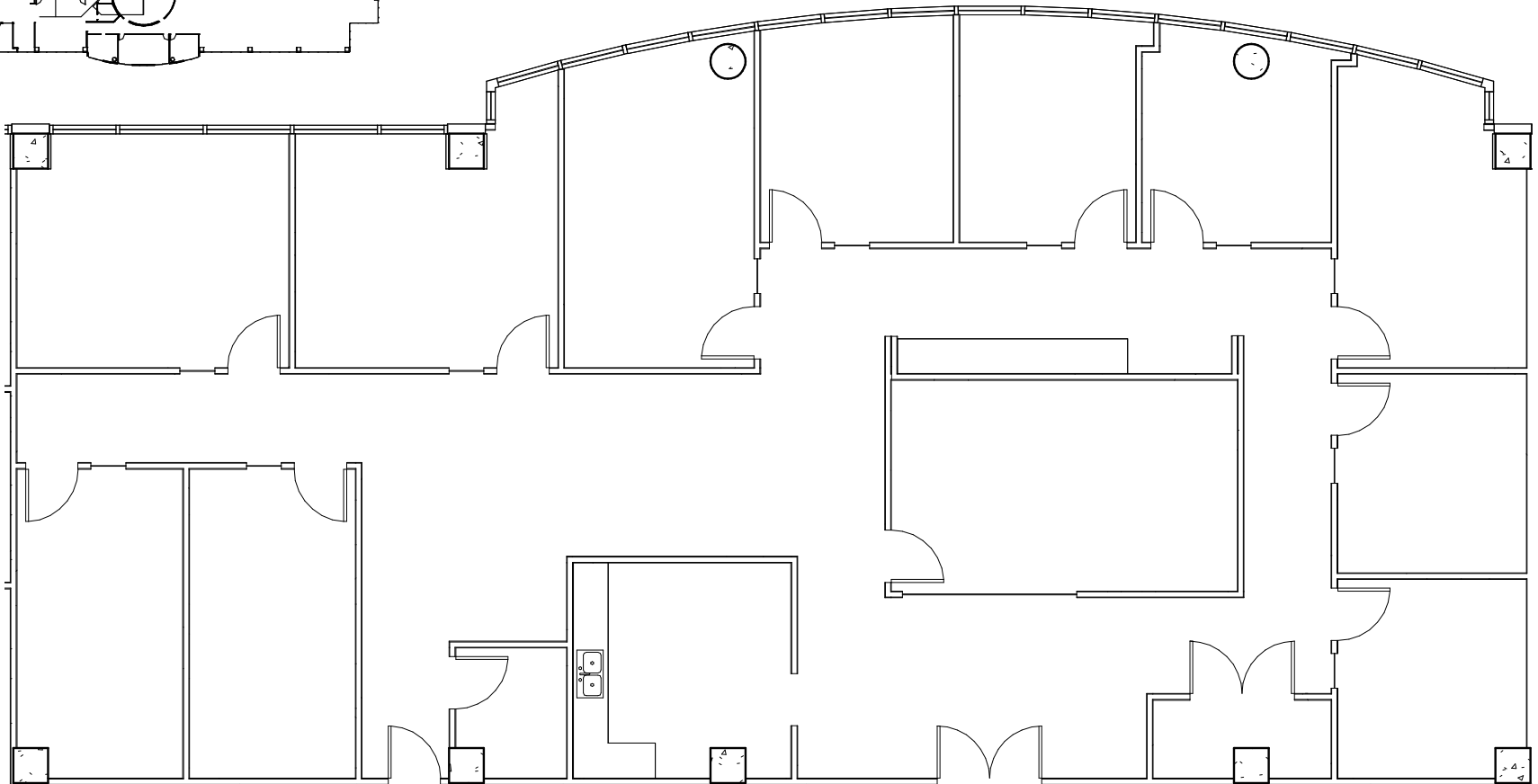
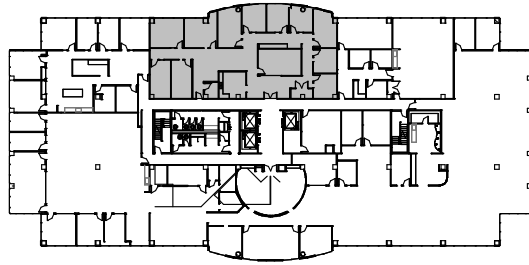
# NEW SPEC SUITE



# SUITE 600

4,112 SF

AVAILABLE 10/1/2024





# PRESTON RIDGE IV

## CONTACT

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